

Using the Web Assessment Tools

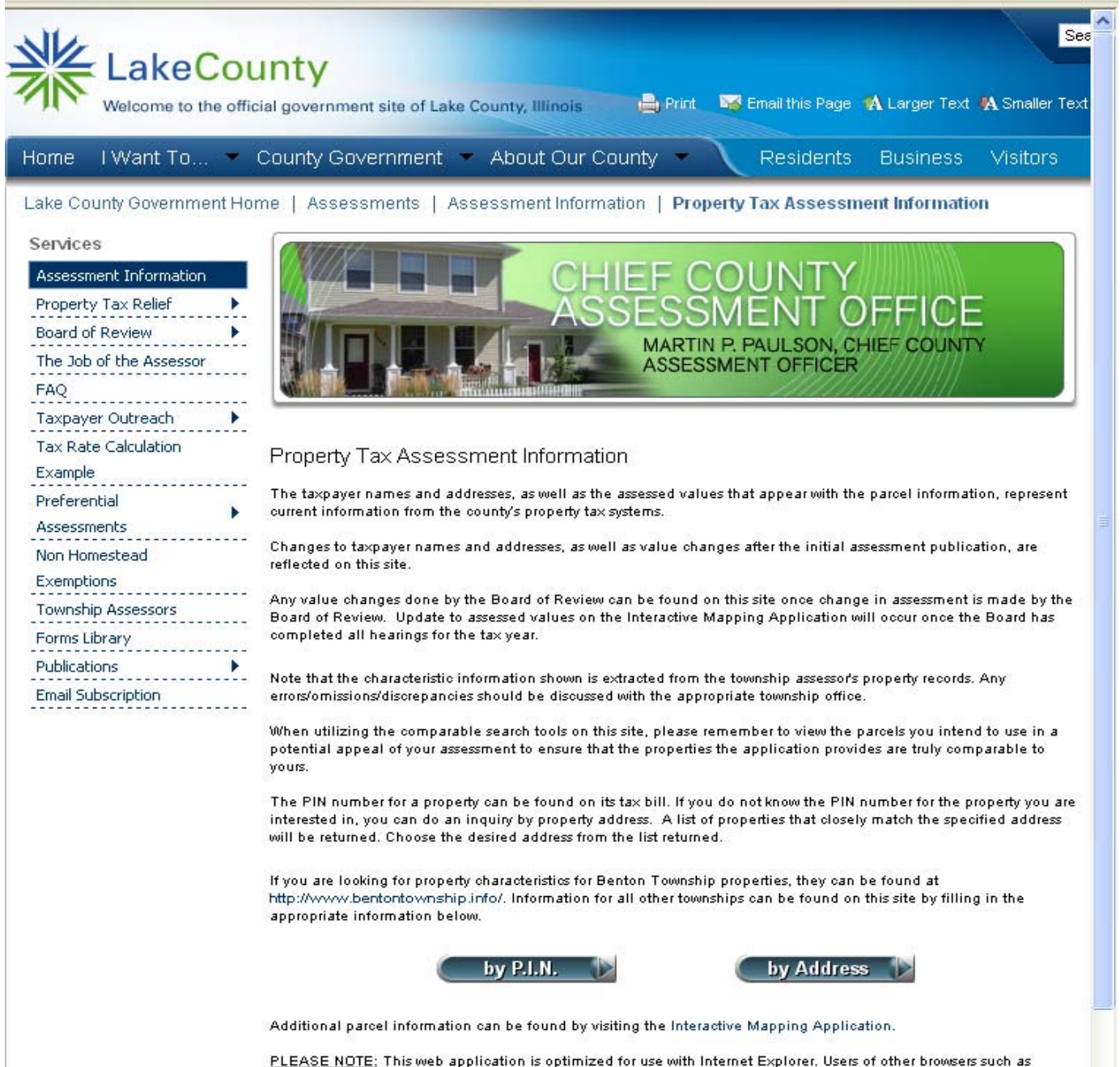
Verify your Assessment
Information and Create a
Comparison Grid

The new Lake County
Website address is
www.lakecountyiil.gov



Find Property and Assessment Information

- From the Lake County Home page select **Assessments** found on the right side under *Quick Links*.
- Choose to find the information **by PIN** or **by Address**.
- Please investigate the wealth of information found under **Services**.



The screenshot shows the Lake County Illinois website. The header includes the Lake County logo and navigation links: Home, I Want To..., County Government, About Our County, Residents, Business, and Visitors. A search bar is in the top right. The main content area is titled 'Lake County Government Home | Assessments | Assessment Information | Property Tax Assessment Information'. On the left is a 'Services' sidebar with links like Assessment Information, Property Tax Relief, Board of Review, etc. The main content area features a banner for the 'CHIEF COUNTY ASSESSMENT OFFICE' with Martin P. Paulson's name. Below this is the 'Property Tax Assessment Information' section, which contains several paragraphs of text explaining the assessment process, including how to find PIN numbers and how to use the interactive mapping application. At the bottom, there are two buttons: 'by P.I.N.' and 'by Address'. A 'PLEASE NOTE' section at the very bottom states that the application is optimized for Internet Explorer.

Services

- Assessment Information
- Property Tax Relief
- Board of Review
- The Job of the Assessor
- FAQ
- Taxpayer Outreach
- Tax Rate Calculation
- Example
- Preferential Assessments
- Non Homestead Exemptions
- Township Assessors
- Forms Library
- Publications
- Email Subscription

CHIEF COUNTY ASSESSMENT OFFICE
MARTIN P. PAULSON, CHIEF COUNTY ASSESSMENT OFFICER

Property Tax Assessment Information

The taxpayer names and addresses, as well as the assessed values that appear with the parcel information, represent current information from the county's property tax systems.

Changes to taxpayer names and addresses, as well as value changes after the initial assessment publication, are reflected on this site.

Any value changes done by the Board of Review can be found on this site once change in assessment is made by the Board of Review. Update to assessed values on the Interactive Mapping Application will occur once the Board has completed all hearings for the tax year.

Note that the characteristic information shown is extracted from the township assessor's property records. Any errors/omissions/discrepancies should be discussed with the appropriate township office.

When utilizing the comparable search tools on this site, please remember to view the parcels you intend to use in a potential appeal of your assessment to ensure that the properties the application provides are truly comparable to yours.

The PIN number for a property can be found on its tax bill. If you do not know the PIN number for the property you are interested in, you can do an inquiry by property address. A list of properties that closely match the specified address will be returned. Choose the desired address from the list returned.

If you are looking for property characteristics for Benton Township properties, they can be found at <http://www.bentontownship.info/>. Information for all other townships can be found on this site by filling in the appropriate information below.

by P.I.N. **by Address**

Additional parcel information can be found by visiting the Interactive Mapping Application.

PLEASE NOTE: This web application is optimized for use with Internet Explorer. Users of other browsers such as

Property Assessment and Characteristic Detail

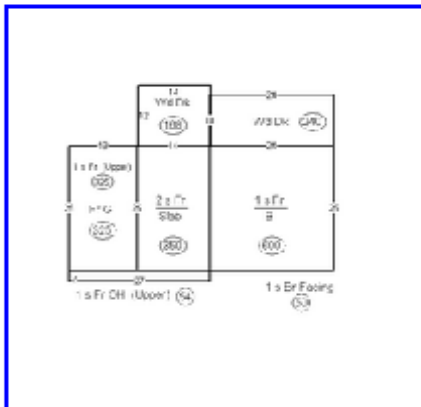
- A Property Report is generated for the selected parcel.
- The left side details the current assessment, photo (if available) and sketch of the improvement.
- The right side of the report details the property characteristics such as neighborhood, square feet of living area, year built, etc.



Lake County, Illinois

Property Tax Assessment Information: Lake County, IL

Property Address
 Pin: 06-01-110-020
 Street Address: 2414 E THORNWOOD DR
 City: LINDENHURST
 Zip Code: 60046
 Land Amount: \$12,979
 Building Amount: \$56,357
 Total Amount: \$69,336
 Township: Lake Villa
 Assessment Date: 2008



Property Characteristics

Neighborhood Number: 9502084
 Neighborhood Name: LINDENHURST 2 STY W/ 1 STY
 Total Land Square Footage: 9099.99
 House Type Code: 71
 Structure Type / Stories: 1&2
 Exterior Cover: Wood siding
 Multiple Buildings (Y/N): N
 Year Built / Effective Age: 1973 / 1973
 Condition: Average
 Quality Grade: Avg
 Above Ground Living Area (Square Feet): 1679
 Lower Level Area (Square Feet):
 Finished Lower Level (Square Feet):
 Basement Area (Square Feet): 600
 Finished Basement Area (Square Feet): 400
 Number of Full Bathrooms: 2
 Number of Half Bathrooms:
 Fireplaces: 1
 Garage Attached/Detached/Carport: 1 / 0 / 0
 Garage Attached/Detached/Carport Area: 325 / 0 / 0
 Deck / Patios: 2 / 0
 Deck / Patios Area: 408 / 0
 Porches Open / Enclosed: 0 / 0
 Porches Open / Enclosed Area: 0 / 0
 Pool: 0

[Click here for a Glossary of these Terms](#)

Click on the image or sketch to the left to view and print them at full size.
 The sketch will have a legend.

Property Sales History

Date of Sale	Sale Amount	Qualified Sale
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Selecting Comparables for Assessment Equity and Recent Sales


- At the bottom of the Property Report there are four choices for additional information.
- Select Comparables for Assessment Equity – determine if uniformly assessed with similar properties.
- Select Comparables by Recent Sales – compare sale prices
- Create a list of properties on same street.
- Show Tax Bill Information – find payment status or print a bill.

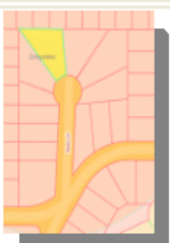
Date of Sale	Sale Amount	Qualified Sale
No previous sales information found.		


Changes made to the sketch drawings are uploaded to the website every two weeks. The property characteristics appearing on this page show any changes made by an assessor the following day.

Please note that the characteristic information shown above is only a summary of information extracted from the Township Assessor's property records. For more detailed and complete characteristic information please contact your local township assessor. Likewise, any errors/omissions/discrepancies should be discussed with the appropriate township office.


[Select comparable properties to determine assessment equity](#)


[Select comparable properties by recent sales](#)


[Show properties on the same street](#)


[Show tax bill information](#)

Selecting Equity (Uniformity) Comparables

- The computer program generates a lists of potential comparables from the same assessment neighborhood and within a size (square footage) range similar to the subject property.
- Comparable data can be sorted by clicking on each column heading.
- Choose three comparable properties by clicking the check box in the **Select** column.
- Scroll to the bottom of the page and click **Generate Comparable Form**.
- The program suggests comparables however they may not be the best comparables to your property, each should be investigated for compatibility.
- To achieve the best comparison it is advisable to select properties with similar characteristics such as living area, year built, story height etc.
- If you do not find comparables you believe are appropriate and know of properties you would like to compare to yours, there is an ability to enter up to three PIN numbers and generate a comparison of your choosing.

<input type="text"/>	Taxpayer selected PIN 1
<input type="text"/>	Taxpayer selected PIN 2
<input type="text"/>	Taxpayer selected PIN 3



Lake County, Illinois

Comparable Property Tax Assessment Information for

Comparable properties for:

PIN 0601110020
2414 E THORNWOOD DR
LINDENHURST 60046
As of 8/1/2008 2:43:56 PM

Select properties from the list below or scroll down to enter your own PIN numbers for a total of three properties. Then click **Generate Comparable Form** below for a printable version.

Your Property



SUBJECT PROPERTY:

1973	71	1&2	1679	\$69,336 (Assessed Value)
------	----	-----	------	---------------------------

PIN	Address	Year Built	House Type Code	Stories	Living Area	Assessed Value	Select	
0602104006	1810 FAIRFIELD RD	1973	43	2.0	1672	\$67,965	<input type="checkbox"/>	
0601104026	160 TIMBER LN	1965	43	2.0	1690	\$70,846	<input type="checkbox"/>	
0601104023	130 TIMBER LN	1965	43	2.0	1699	\$70,439	<input type="checkbox"/>	
0235411013	2217 ROLLING RIDGE LN	1966	53	2.0	1700	\$68,636	<input type="checkbox"/>	
0601104031	2505 TIMBER LN	1966	44	2.0	1700	\$78,785	<input type="checkbox"/>	
0601110027	2502 THORNWOOD DR	1976	44	2.0	1702	\$70,963	<input type="checkbox"/>	
0601110024	2422 THORNWOOD DR	1976	44	2.0	1702	\$68,521	<input type="checkbox"/>	



Internet

Equity (Uniformity) Grid Detail

- The Grid provides a wealth of information to base a comparison of characteristics and values
- Some of the most important features are Assessed and Market Values, price per square foot comparisons and living square footage
- Not shown here but the grid displays photos and sketches of all properties

<http://oldapps.lakecountyil.gov> - Comparable Property Tax Assessment Information Form - Microsoft In

[Print Version](#) | [Return to Listing](#)

Comparable Assessment Grid By Assessment Equity

This Residential Comparison grid is for appeals based on uniformity. Information necessary for appeal has been automatically added to the grid from Lake County property records, of which are available for review at your local ownership assessors office. The Board of Review strongly encourages assessors to provide appellants with ownership evidence prior to a scheduled hearing.

	Subject	Comp #1	Comp #2	Comp #3
Permanent Index Number	0601110020	0602104006	0601104026	0601104023
Street Address	2414 THORNWOOD DR	1810 FAIRFIELD RD	160 TIMBER LN	130 TIMBER LN
Neighborhood Number	9502084	9502084	9502084	9502084
Neighborhood Name	LINDENHURST 2 STY W/ 1 STY	LINDENHURST 2 STY W/ 1 STY	LINDENHURST 2 STY W/ 1 STY	LINDENHURST 2 STY W/ 1 STY
Land Size	9,100	10,010	9,102	9,102
House Type Code	71	43	43	43
Structure Type / Stories	1&2	2.0	2.0	2.0
Exterior Cover	Wood siding	Wood siding	Wood siding	Wood siding
Quality Grade	Avg	Avg	Avg	Avg
Condition	Average	Average	Average	Average
Year Built / Effective Age	1973 / 1973	1973 / 1973	1965 / 1965	1965 / 1965
Land Assessed Value	\$12,979	\$12,979	\$12,979	\$12,977
Building Assessed Value	\$56,357	\$54,986	\$57,867	\$57,462
Total Assessed Value	\$69,336	\$67,965	\$70,846	\$70,439
Land Market Value	\$38,944	\$38,944	\$38,944	\$38,936
Building Market Value	\$169,085	\$164,975	\$173,619	\$172,405
Total Market Value	\$208,029	\$203,919	\$212,563	\$211,341
Primary Land Method	9 Per Square Foot (by size range)	9 Per Square Foot (by size range)	9 Per Square Foot (by size range)	9 Per Square Foot (by size range)
Land Price Per Land Size of Assessed Value	\$1.43	\$1.30	\$1.43	\$1.43
Building Price per AGLA Assessed Value	\$33.57	\$32.89	\$34.24	\$33.82
Total Value per AGLA Market Value	\$123.90	\$121.96	\$125.78	\$124.39
Last Sale Amount	\$0	\$0	\$0	\$223,000
Date of Sale				5/13/2006
Sale Price per AGLA	\$0.00	\$0.00	\$0.00	\$131.25
First Floor Area	950	952	994	1003
Second Floor Area	729	720	696	696
Half Floor Area	0	0	0	0
Attic / Other Floor Area	0 / 0	0 / 0	0 / 0	0 / 0
Total Above Ground Living Area (AGLA)	1679	1672	1690	1699
Basement Area / Finished Area	600 / 400	0 / 0	0 / 0	0 / 0

Assessed Value



Market Value



Value per Square Foot
of above grade area



Sale data




Square Footage



Selecting Recent Sale Comparables

- The computer program generates a lists of potential comparables from the same assessment neighborhood and within a size (square footage) range similar to the subject property.
- Comparable data can be sorted by clicking on each column heading.
- Choose three comparable properties by clicking the check box in the **Select** column
- A comparable property not on the list can be selected by entered a PIN as depicted below.
- Scroll to the bottom of the page and click **Generate Comparable Form**.
- The program suggests comparables however they may not be the best comparables to your property, each should be investigated for compatibility.
- To find additional comparables use **GIS interactive mapping** application.

http://oldapps.lakecountyil.gov - Comparable Property Tax Assessment Information for - Microsoft Inter...



LakeCounty
Welcome to the official government site of Lake County Illinois

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Property Tax Assessment Information for Comparables

Comparable properties for:
PIN 0601110020
2414 E THORNWOOD DR
LINDENHURST 60046
As of 8/1/2008 2:43:56 PM

Select properties from the list below or scroll down to enter your own PIN numbers for a total of three properties. Then click **Generate Comparable Form** below for a printable version.

Your Property → **SUBJECT PROPERTY:** 1973 71 1&2 1679 \$208,029 (Market Value)

PIN	Address	Year Built	House Type Code	Stories	Living Area	Sale Date	Sale Price	Select	
0601101013	2506 TIMBER LN	1973	44	2.0	1634	8/16/2007	\$224,500	<input checked="" type="checkbox"/>	MAP
0235407019	102 WITCHWOOD LN	1965	41	2.0	1598	8/7/2007	\$219,900	<input checked="" type="checkbox"/>	MAP

0601107041 Taxpayer selected PIN ← User selected comparable

____ Taxpayer selected PIN 2

____ Taxpayer selected PIN 3

Recent Sale Grid Detail

- The Grid provides a wealth of information to base a comparison of characteristics and values.
- Some of the most important features are Assessed and Market Values, price per square foot comparisons, sale price and sale price per square foot .
- Not shown here the grid displays photos and sketches of all properties.

 <http://oldapps.lakecountyil.gov> - Comparable Property Tax Assessment Information Form - Microsoft

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Comparable Assessment Grid By Recent Sales

This Residential Comparison grid is for appeals based on uniformity. Information necessary for appeal has been automatically added to the grid from Lake County property records, of which are available for review at your local township assessors office. The Board of Review strongly encourages assessors to provide appellants with township evidence prior to a scheduled hearing.

	Subject	Comp #1	Comp #2	Comp #3
Permanent Index Number	0601110020	0601107041	0601101013	0235407019
Street Address	2414 THORNWOOD DR	241 IRONWOOD DR	2506 TIMBER LN	102 WITCHWOOD LN
Neighborhood Number	9502084	9502084	9502084	9502084
Neighborhood Name	LINDENHURST 2 STY W/ 1 STY	LINDENHURST 2 STY W/ 1 STY	LINDENHURST 2 STY W/ 1 STY	LINDENHURST 2 STY W/ 1 STY
Land Size	9,100	9,032	9,555	9,169
House Type Code	71	44	44	41
Structure Type / Stories	1&2	2.0	2.0	2.0
Exterior Cover	Wood siding	Wood siding	Wood siding	Wood siding
Quality Grade	Avg	Avg	Avg	Avg
Condition	Average	Average	Average	Average
Year Built / Effective Age	1973 / 1973	1993 / 1993	1973 / 1973	1965 / 1965
Land Assessed Value	\$12,979	\$12,979	\$12,979	\$12,977
Building Assessed Value	\$56,357	\$77,286	\$50,680	\$60,052
Total Assessed Value	\$69,336	\$90,265	\$63,659	\$73,029
Land Market Value	\$38,944	\$38,944	\$38,944	\$38,936
Building Market Value	\$169,085	\$231,881	\$152,054	\$180,174
Total Market Value	\$208,029	\$270,825	\$190,998	\$219,110
Primary Land Method	9 Per Square Foot (by size range)	9 Per Square Foot (by size range)	9 Per Square Foot (by size range)	9 Per Square Foot (by size range)
Land Price Per Land Size of Assessed Value	\$1.43	\$1.44	\$1.36	\$1.42
Building Price per AGLA Assessed Value	\$33.57	\$35.16	\$31.02	\$37.58
Total Value per AGLA Market Value	\$123.90	\$123.21	\$116.89	\$137.12
Last Sale Amount	\$0	\$259,200	\$224,500	\$219,900
Date of Sale		4/30/2007	8/16/2007	8/7/2007
Sale Price per AGLA	\$0.00	\$117.93	\$137.39	\$137.61
First Floor Area	950	1246	914	902
Second Floor Area	729	952	720	696
Half Floor Area	0	0	0	0
Attic / Other Floor Area	0 / 0	0 / 0	0 / 0	0 / 0
Total Above Ground Living Area (AGLA)	1679	2198	1634	1598
Basement Area / Finished Area	600 / 400	952 / 0	720 / 0	0 / 0

Assessed Value



Market Value



Value per Square Foot of above grade area



Sale data



Square Footage

